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DENIED

BY ORDER OF THE COURT

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Attorneys for Plaintiffs CECELIA COLE, TRUSTEE of Coal Trust #101 Trust B
and of Cecelia Cole Living Trust; PRIYA RANA KAPOOR DARNBOROUGH, an
individual; and HEERA KAPOOR, an individual

UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA, SOUTHERN DIVISION

CECELIA COLE, TRUSTEE of Coal
Trust #101 Trust B and of Cecelia Cole
Living Trust; PRIYA RANA KAPOOR
DARNBOROUGH, an individual; and
HEERA KAPOOR, an individual,

Plaintiffs,

vs.

RAJU PATEL, an individual; TARA
PATEL, an individual; DOES 1 to 10,
inclusive,

Defendants.

Case No. 8:24-cv-02132-KES

Judge: James V. Selna

**[PROPOSED] ORDER GRANTING
PLAINTIFFS' *EX PARTE*
APPLICATION TO REMAND, OR
IN THE ALTERNATIVE, FOR AN
ORDER SHORTENING TIME**

[Filed Concurrently with *Ex Parte*
Application]

1 The Court, having heard the *Ex Parte* Application to Remand Action to
2 Superior Court and Request for Attorney's Fees and Costs, or in the alternative, for
3 An Order Shortening Time, of Plaintiffs CECELIA COLE, TRUSTEE of Coal Trust
4 #101 Trust B and of Cecelia Cole Living Trust; PRIYA RANA KAPOOR
5 DARNBOROUGH; and HEERA KAPOOR ("Plaintiffs"), and having considered
6 the moving, opposing, and reply papers, and argument presented at the hearing, and
7 good cause appearing, hereby ORDERS as follows:

8 1. Plaintiffs' Motion to Remand Action to Superior Court is hereby
9 GRANTED;

10 2. The above-referenced action is hereby remanded to the Orange County
11 Superior Court, to immediately resume as Case No. 30-2024-01410657-CU-UD-
12 CJC. Any stay in the proceedings shall hereby be lifted, and the lower court is
13 ordered to proceed with the unlawful detainer action accordingly;

14 3. Plaintiffs' Request for Attorney's Fees and Costs is hereby
15 GRANTED;

16 4. Defendants RAJU PATEL and TARA PATEL, along with their
17 attorney of record, Frank Weiser, are hereby ORDERED to pay Plaintiffs the total
18 amount of \$_____ for the attorney's fees and costs incurred in connection with
19 filing the instant motion. This award for attorney's fees is jointly and severally
20 ordered against Defendants and their counsel of record.

21 **OR**

22 1. Plaintiffs' *Ex Parte* Application is GRANTED in part and DENIED in
23 part.

24 2. Plaintiffs' Motion to Remand Action to Superior Court is hereby
25 scheduled, on shortened time, to _____.

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IT IS SO ORDERED.

DENIED

BY ORDER OF THE COURT

DATED: November 8, 2024

Hon. James V. Selna

Denied without prejudice to a noticed motion. JVS November 08, 2024